



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660000867													
Parcel ID	000000-00-0-00807-004-0031													
Cadastral ID	01-22-15-03570													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	11 - SEQUOYAH/NW FIRE													
Name ID	345985													
NUTTER, CASEY														
9697 E WALNUT RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	09697 E WALNUT RD													
Subdivision	TACORA HILLS													
Lot/Block	0031 / 0004	Parcel Size 1 - Lots												
Sec/Twn/Rng	1 / 22 / 15 / 5													
Neighborhood	1085 - R-V04-NW SEQUOYAH													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.41892570 -95.65414862														
LOT 31 BLOCK 4 TACORA HILLS														
Building Permits														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	JACKSON, MIRANDA R	12/12/2024		4					
					2044/756	STROBLE, JOHN ANTHONY &	07/22/2009	67,000	YES					
					1738/564	MORTGAGE CLEARING CORP	12/20/2005	39,500	3					
					1722/881	WEBSTER, DUSTIN D	10/06/2005	0	10					
					1216/940	BRIGGS, MELVIN W	03/01/2000	59,000	Yes					
					1064/589	COLLINS, CLARENCE E &	04/24/1997	48,000	Yes					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax					
Remove Cap	2010	Land Value	32,089	19,013	11%	2,091	Assessed	9,817	1,004.59					
Year Frozen	0	Improvements	71,404	70,233		7,726	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	103,493	89,246		9,817	Total Taxable	9,817	1,005.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660000867	NUTTER, CASEY			11	101,052	0	9,350	957.00					
2024	2024-660000867	JACKSON, MIRANDA R			11	106,421	0	8,904	915.00					
2023	2023-660000867	JACKSON, MIRANDA R			11	77,096	0	8,481	889.00					
2022	2022-660000867	JACKSON, MIRANDA R			11	77,093	0	8,480	894.00					
2021	2021-660000867	JACKSON, MIRANDA R			11	82,445	0	9,069	923.00					
2020	2020-660000867	JACKSON, MIRANDA R			11	82,069	0	9,028	949.00					
2019	2019-660000867	JACKSON, MIRANDA R			11	78,199	0	8,602	891.00					
2018	2018-660000867	JACKSON, MIRANDA R			11	81,379	0	8,952	938.00					
2017	2017-660000867	JACKSON, MIRANDA R			11	80,733	0	8,881	909.00					
2016	2016-660000867	JACKSON, MIRANDA R			11	78,718	0	8,659	891.00					
2015	2015-660000867	JACKSON, MIRANDA R			11	77,433	0	8,318	864.00					
2014	2014-660000867	JACKSON, MIRANDA R			11	73,173	0	7,922	824.00					
2013	2013-660000867	JACKSON, MIRANDA R			11	69,978	0	7,545	772.00					



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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2339		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	10,187.00 x 3.15 = 32,089		
Factor Value			
Adjustments	1.0000		
Lot Value	32,089		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,056 / 1,056
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	121,452	115.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	92.88	Total Misc Impr	+	0			
Roofing Adj	+ 4.17	Garage Cost	+	11,285			
Subfloor Adj	+ 2.43	Total RCN	=	132,229			
Heat/Cool Adj	+ 10.30	Depreciation (46%)	-	60,825			
Plumbing Adj	+ 4.75	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	71,404			
Adj Base Cost	= 114.53	Lot Value	+	32,089			
Total Area	x 1,056	Indicated Value	=	103,493			
Adjusted Cost	= 120,944	Value Per SqFt		98.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	71,404		
Lot Value	32,089		
Indicated Value	103,493	98.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	103,493	98.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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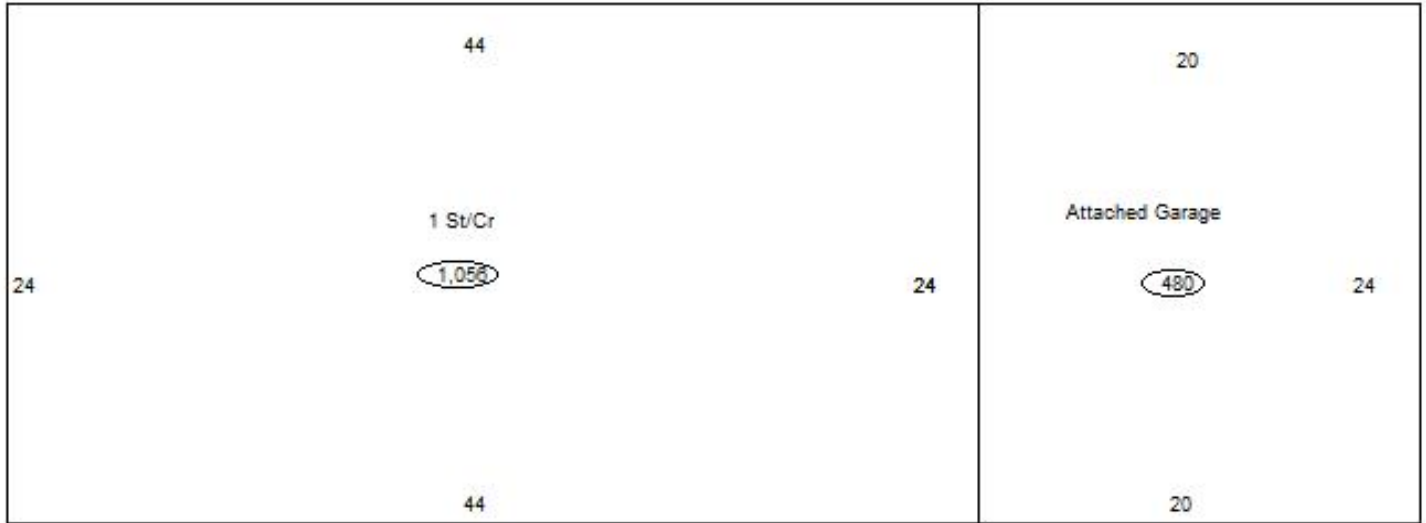
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Sketch Image

660000867



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,056	1.000	1,056
2	G	1		10	Attached Garage	480	1.000	480
Total Building Area						1,056		1,056